

**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber - Town Hall
10 October 2019 (7.00 - 9.30 pm)**

Present:

COUNCILLORS 8

Conservative Group	Dilip Patel (Chairman), Timothy Ryan (Vice-Chair), Ray Best and Maggie Themistocli
Residents' Group	Reg Whitney
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill

Councillors Ray Morgon, David Durant, Damian White, Ciaran White and Christine Smith were also present for parts of the meeting.

The Chairman reminded Members of the action to be taken in an emergency.

23 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

24 MINUTES

The minutes of the meeting held on 12 September 2019 were agreed as a correct record and signed by the Chairman.

- 25 **P1917.18 ST GEORGE'S HOSPITAL - DEMOLITION OF EXISTING BUILDINGS, CONVERSION OF THE FORMER ST GEORGE'S HOSPITAL ADMINISTRATIVE BUILDING AND THE ERECTION OF NEW BUILDINGS TO PROVIDE 162 RESIDENTIAL UNITS (CLASS C3) INCLUDING CAR PARKING, CYCLE PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE ALONG WITH THE REFURBISHMENT OF THE SUTTONS BUILDING FOR USE AS A HERITAGE CENTRE (CLASS D1)**

With its agreement Councillor Ray Morgon addressed the Committee.

The Committee considered the report and **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject to the conditions as set out in the report and subject to GLA referral at Stage 2 and completion of a Section 106 Agreement.

- 26 **P0751.19 - NEW PLYMOUTH AND NAPIER HOUSES, DUNEDIN ROAD, RAINHAM - DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE COMPRISING A NUMBER OF BUILDINGS RANGING BETWEEN 3-10 STOREYS, PROVIDING 197 RESIDENTIAL DWELLINGS (CLASS C3), PUBLIC AND PRIVATE OPEN SPACE, FORMATION OF NEW ACCESSES AND ALTERATIONS TO EXISTING ACCESSES, ASSOCIATED CAR AND CYCLE PARKING AND ASSOCIATED WORKS.**

With its agreement Councillor David Durant addressed the Committee.

The Committee considered the report and **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject to the conditions as set out in the report and subject to GLA referral at Stage 2 and completion of a Section 106 Agreement.

The vote for the resolution was carried by 5 votes to 1 with 2 abstentions.

Councillor Hawthorn voted against the resolution.

Councillors Whitney and Williamson abstained from voting.

- 27 **PE/00778/2019 - NEOPOST HOUSE, RONEO CORNER**

The Committee received a developer presentation from representatives of Galliard Homes.

The proposal before Members was for the erection of 4 new residential buildings adjacent to Neopost House; block A of 11 storey height on the frontage to Roneo Corner, blocks B, C and D of 5-7 storeys alongside Neopost House on its eastern side, close to the boundary with B&Q.

The 4 new blocks would comprise 100 new dwellings, of which 35% would be affordable. Neopost House itself had been granted Prior Approval for conversion to residential use and was currently being converted.

Vehicle access will be as at present from South Street and new pedestrian accesses from South Street and Roneo Corner are proposed.

Amenity space for the development would be created through the provision of communal gardens at ground floor, as well as private gardens/terraces and balconies. Parking was provided at ground floor level.

The main issues raised by Members for further consideration prior to submission of a planning application were:

Members raised the following issues:

- The developer was invited to give further consideration to the height of Block A and the scope to reduce that, noting that it had increased in height by three storeys when compared to the refused scheme
- In conjunction with the height point, the density of the scheme and bringing it down
- Further thought should be given to the overall numbers of family units
- The developer was invited to consider the north-facing orientation of some of the units and what amendments could be incorporated to ensure a quality living environment for future occupiers
- Whether there was an opportunity to enhance the River Rom
- A keenness to understand the sustainability credentials of the scheme

28 **PE/00508/18 - SERENA COURT, SOLAR COURT AND SUNRISE COURT, PARKHILL CLOSE AND SUNRISE AVENUE, HORNCHURCH - REDEVELOPMENT OF SERENA COURT, SOLAR COURT & SUNRISE COURT, TO PROVIDE 175 NEW RESIDENTIAL DWELLINGS.**

The Committee received a developer presentation from representatives of Wates Residential.

The proposal before Members included the demolition of all existing buildings and the redevelopment of the site to provide a five-block residential lead scheme including the provision of 175 residential units to serve the over 55s, resident's communal space, central communal courtyard (420sqm), 77% affordable housing, 10% disabled units, underground refuse storage, 91 parking spaces including 18 visitor spaces. There were also bike and scooter storage at ground floor. The development would be built over 3-10 storeys.

The main issues raised by members for further consideration prior to submission of a planning application were:

- Further detail was sought on the suggested developer contribution towards bus stop enhancement on Abbs Cross Lane. A bus shelter was specifically requested
- A detailed response to the points set out in paragraphs 1.3 and 1.4 of the report. Members were happy to have this in writing
- The Committee considered that a 'gated' approach to site security was the correct approach
- Whether there was scope to include some form of covered walkway between the blocks to provide shelter, subject to finding the right design solution
- The landscaping scheme should include pathways to encourage mobility and exercise
- A keenness not to have doorways opening straight on to footpaths

Members also raised the following issues which, whilst not directly relevant to the future planning application, they were keen to convey to the developer.

- A wish to understand the location of the lounge and the inclusion of a small kitchen for tea/coffee making
- Whether the quantum of guest accommodation was sufficient and a keenness to understand the market data that suggested one guest room was sufficient
- What the likely value of the service charge would be
- Was the lift sufficiently sized to enable an ambulance trolley to be fitted within it

Chairman